



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Pump Station No. 15

August 29, 2012

PF-12-00118: Final Plat for Pump Station No. 15, a one lot subdivision of approximately .3 acres, located east of intersection of N Michigan Street and Pin Oak Drive. Submitted by Professional Engineering Consultants, PA for the City of Lawrence, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Final Plat based upon the certification in the body of this report and subject to the following conditions:

- 1) Provision of certification that all taxes and special assessments due and payable have been paid.
- 2) Provision of a revised final plat with the following changes:
 - a) Revision of City clerk's signature blank to read 'Jonathan M Douglass'
 - b) Revise legal description per Register of Deeds and County Surveyor approval.
 - c) Addition of blank for Book and Page Information for the Register of Deed's recording information.
 - d) Note the Minimum Building Elevation and Minimum Elevation of Building Opening on the plat.
 - e) Revise the signature blank for the Mayor to read: "Rights-of-way and easements accepted by City Commission, Lawrence, Kansas."
- 3) Provision of an executed Master Street Tree Plan and graphic per the City Horticultural Manager's approval.

KEY POINTS

- The property has recently been annexed into the City and rezoned to the OS-FP overlay district to accommodate the development of a City sanitary sewer pump station, a *minor utility*.

SUBDIVISION CITATIONS TO CONSIDER

This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2007.

- Section 20-813 states that building permits will not be issued for unplatted property.

ASSOCIATED CASES

- Annexation request [A-5-3-12] for approximately .3 acres; Approved by City Commission on August 7, 2012. Adopted on second reading of Ordinance No. 8771 on August 14, 2012.
- Rezoning request [Z-5-8-12] from A (Agricultural), V-C (Valley Channel) and F-F (Floodway Fringe Overlay) Districts to OS-FP (Open Space and Floodplain Management Regulations Overlay) District. Approved by City Commission on August 7, 2012. Adopted on second reading of Ordinance 8772 on August 14, 2012.
- Preliminary Plat [PP-5-5-12] for Pump Station No. 15 Subdivision, approved by the Planning Commission on July 23, 2012.
- Special Use Permit [SUP-5-6-12] for the pump station. Approved by City Commission on August 7, 2012. Adopted on second reading of Ordinance 8773 on August 14, 2012.
- Floodplain Development Permit [FP-12-00079] for construction of pump station and site improvements.

OTHER ACTION REQUIRED

- Placement of final plat on City Commission agenda for acceptance of dedications.
- Publication of special use ordinance pending recording of the final plat.
- Approval and release of special use site plan to Development Services prior to release of building

permit.

- Administrative approval of floodplain development permit prior to release of building permit.
- Submittal of one paper copy of the final plat for the file and one mylar copy which is notarized for and signed by the owners, engineer, surveyor and County Surveyor to be recorded at the Douglas County Register of Deeds.

PLANNING DIRECTOR CERTIFICATION (Section 20-812(b))

The final plat conforms to the content requirements of Section 20-809(l) of the Subdivision Regulations and is consistent with the Preliminary Plat (PP-5-5-12) approved by the Planning Commission on July 23, 2012.

The Planning Director hereby approves the final plat and certifies that the final plat:

a) Conforms to the Preliminary Plat previously approved by the Planning Commission.

The final plat conforms to the preliminary plat approved by the Planning Commission.

b) Satisfies any conditions of approval imposed by the Planning Commission.

The Planning Commission approved the preliminary plat on July 23, 2012. No conditions of approval were imposed by the Commission.

c) Includes the same proposed dedications subject to minor technical adjustments as described in Section 20-809(m)(2)(k)(a) through (d).

The final plat includes the same dedication of 40 ft of right-of-way for N Michigan Street as shown on the approved preliminary plat. The final plat will be placed on the City Commission's agenda for acceptance of dedication.

d) Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.

The property is owned by the City and is being platted to allow the Utilities Department to obtain a building permit for the expansion of a pump station, a minor utility. Adequate guarantee of improvements has been provided.

e) Is otherwise consistent with the requirements of the Subdivision Regulations for a final plat.

The final plat is consistent with the requirements of the Subdivision Regulations with the following exceptions:

The Subdivision Regulations require that a Master Street Tree Plan be submitted with a final plat, per the requirements in Section 20-811(g) of the Subdivision Regulations. A written and graphic plan must be submitted for approval of the City Horticulture Manager prior to the recording of the plat. Section 20-809(l)(2)(iv), the Minimum Building Elevation and Minimum Elevation of Building Opening should be noted on the plat. Per Section 20-809(l)(2)(xiv), a reference line for the book and page of the recorded Master Street Tree Plan is required on the plat.

The final plat, as conditioned, is consistent with the requirements of the Subdivision Regulations.

STAFF REVIEW

The subject property is located on North Michigan Street, to the east of the Pin Oak Drive.

The property is being platted so that a building permit may be obtained for construction of a pump station at this location. Per Section 20-801(c), unplatted property is not eligible for a building permit. The plat, as conditioned, meets the approval criteria listed in Section 20-809(l) of the Subdivision Regulations and is approved.